



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 2420 and 2430 Amsterdam Avenue
DEC Site #: C231088
Address: 2420 and 2430 Amsterdam Avenue
New York, NY 10033

Have questions?
See
"Who to Contact"
Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 2420 and 2430 Amsterdam Avenue site ("site") located at 2420 and 2430 Amsterdam Avenue, Manhattan, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by YWA-Amsterdam LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment to allow for the unrestricted use of the site. The cleanup action for the site consists of excavation of all soils above bedrock, totaling approximately 21,000 cubic yard, across the entire site. Depth to bedrock ranges from approximately 6 to 30 feet below grade. Following excavation, remaining petroleum-impacted groundwater, if any, will be treated by applying in-situ ("in-place") chemical oxidation and oxygen release compound amendments to the bedrock surface. A post-remediation vapor intrusion evaluation will also be conducted, and actions taken (e.g., a sub-slab depressurization system) if warranted. Backfill meeting unrestricted use soil cleanup objectives will be placed in over-excavated areas to meet design grades.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the FER will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the COC.

Background

Location: The site is comprised of two parcels on the city block bordered by West 181st Street to north, Amsterdam Avenue to the east, West 180th Street to the south, and Audubon Avenue to the west. The site is approximately 0.76 acres in size.

Site Features: The site is occupied by a former Shell gasoline convenience store and former vehicle repair building. The former underground tanks and dispensers have been removed. The nearest surface water bodies are the Harlem River approximately 1,000 feet to the east, and the Hudson River approximately 4,000 feet to the west.

Current Zoning and Land Use: The site (Lots 83 and 77) is currently occupied by two vacant buildings and used for parking. The site is zoned as C8-3 and R7-2 district. C8-3 districts are intended for commercial and manufacturing uses that often require large amounts of land. The R7-2 residential zoning encourages lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less lot coverage.

Past Use of Site: The area in which the site is located has been developed since the late 1800s and originally contained residential dwellings. In 1935 the site was utilized as a bus terminal. In 1950 the site was described as a filling station with five gasoline tanks. From 1968 through 1977, the site was described as a gasoline station and used automobile sales. From 1978 through 2008 the site was utilized as a gas station and automotive repair facility. In 2008, a spill occurred on-site, which resulted in removal 5,000 tons of petroleum-contaminated soil down to bedrock in the northeast portion of the site. The site was divested in 2008 and was vacant until 2010, at which time the site was renovated into a Shell gasoline filling station. In 2011 the filling station's underground tanks and dispensers were removed.

Site Geology and Hydrogeology: The site is underlain by a layer of historic fill, which is comprised of fine to coarse sand with gravel, silt, clay, brick, and concrete fragments. The fill extends to depths ranging from 5 to 7 feet below grade and is underlain by glacial till consisting of fine to coarse sand with gravel, silt, and clay at depths ranging from 6 to 30 feet below grade. Below the overburden materials lies weathered bedrock consisting of Manhattan Schist. Shallow groundwater is found at approximately 10 feet below grade and was shown to flow to the west, following the bedrock surface which slopes to the west.

Additional site details, including environmental and health assessment summaries, are available at NYSDEC's website at: <http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>
Enter the site code (located above, next to "DEC Site #"), then click on "Submit".

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Fort Washington Library
Attn: Kenneth Wright or Sumie Otu
535 West 179th Street
New York, NY 10033
phone: 212-927-3533

Manhattan Community Board 12
Attn: Ebenezer Smith
530 W 166th Street, 6th floor
New York, NY 10032
phone: 212-568-8500
(ebsmith@cb.nyc.gov)

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project-Related Questions

Kyle Forster
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-8644
Email: kyle.forster@dec.ny.gov

Site-Related Health Questions

Eamonn O'Neil
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox.

NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

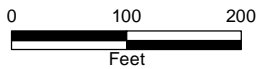


Figure 1

Site Map

2420 2430 Amsterdam Avenue
Manhattan, NY
Site No. C231088

